

E-AUCTION SALE NOTICE

EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED

CIN: U67100MH2007PLC174759

Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

E-Auction Sale Notice For Sale Of Immovable Secured Assets Under The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 Read With Proviso To Rule 8 (6) & 9(1) Of The Security Interest (Enforcement) Rules, 2002 ("Rules")

The financial facilities of Assignor mentioned herein (hereinafter referred to as ("Assignor/Original Lender") have been assigned to Edelweiss Asset Reconstruction Company Limited acting in its capacity as trustee of various trusts mentioned clearly in column provided. Pursuant to the said assignment, EARC stepped into the shoes of the Assignor and exercises its rights as the secured creditor. That EARC, in its capacity as secured creditor, had taken possession of the below mentioned immovable secured assets under 13(4) of SARFAESI Act and Rules there under.

Notice of 15 days is hereby given to the public in general and in particular to the Borrower and Guarantor (s) that the below described immovable secured assets mortgaged in favor of the Secured Creditor, the physical possession of which has been taken by the Authorised Officer (AO) of Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis, for recovery of the amounts mentioned herein below due to EARC together with further interest and other expenses/costs thereon deducted for any money received by EARC from Borrower and Guarantor. The Reserve Price and the Earnest Money Deposit are mentioned below for each property.

DETAILS OF SECURED ASSET PUT FOR AUCTION:

S. No.	Loan Account No/ Name of the Selling Institution	Name of Borrower/ Co-Borrower/Guarantor	Trust name	Total Outstanding Dues in INR as on 05-05-2026	Reserve Price INR	Earnest Money Deposit (EMD) in INR	Date and Time of Auction	Type of Possession
1	NGPHL17000200, NGPHL17000223 /L&T Finance Limited	NILESH SHYAMSUNDAR RATHI ("BORROWER") MANOJ SHYAMSUNDER RATHI (CO- BORROWER) RUCHA NILESH RATHI (CO- BORROWER) NILESH RATHI CONTRACTOR (CO- BORROWER)	EARC-TRUST-SC-396	Rs. 1,18,181.44/- & 68,92,326.97/-	₹ 14,50,000/-	₹ 1,45,000/-	26-05-2026 12:30PM	Physical

Property Description: All That Piece And Parcel Of Land Bearing Apartment No 5 Super Built Up Area 75.249 Sc Mtrs On First Floor Of The Building Styled And Known As Vaishnav-Ii Standing On The Piece And Parcel Of Land Bearing Nit Plot No. 10c Containing Admeasuring Area 557 Sq Mtrs, In Ia. And I.B Scheme Of Nagpur Improvement Trust Of Mouza Sakardhara Sheet No 170, City Survey No 597 Corporation House No 2642/10/C/11 In Ward No- 20 Along With 6.048 % Undivided Share And Interest In The Said Plot Of Land Within The Limits Of Nagpur Improvement Trust And Nagpur Municipal Corporation. Tahsil & District Nagpur **Bounded As Under:-** On The East: Plot No 11, On The West: Plot No I 0-B, On The North: Plot No10-D & 10e, On The South: Road.

IMPORTANT INFORMATION REGARDING AUCTION PROCESS:

1.	EMD Demand Drafts (DD) shall be drawn in favor of "EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED - EMD ACCOUNT" payable at Mumbai
2.	EMD Payments made through RTGS shall be to : Name of the Account No. EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED - EMD ACCOUNT" Account No : 000405158602 ; Name of the Bank - ICICI BANK; IFSC Code : IFSC ICIC0000004
3.	Last Date of Submission of EMD Received 1 day prior to the date of auction
4.	Place for Submission of Bids 1st Floor, Edelweiss House, off CST Road, Kalina, Mumbai-400098
5.	Place of Auction (Web Site for Auction) E-Auction (https://auction.edelweissarc.in)
6.	Contact Person with Phone No. Customer care: 1800 266 6540
7.	Date & Time of Inspection of the Property As per prior appointment

For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. <https://auction.edelweissarc.in>

Date: 08-05-2026, Place: NAGPUR

Sd/- Authorized Officer, For Edelweiss Asset Reconstruction Company Limited